

NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 40.510.020 and applicable code sections as listed below.

Project Name: **BESSIE KNAB SHORT PLAT AND PLAT ALTERATION**

Case Number: **PLD2006-00061; PLD2006-00062; EVR2006-00058**

Location: 1219 NW 79th Circle

Request: The applicant is proposing to divide a 24,864 square foot platted lot into 3 lots, utilizing Tier I infill standards, for a property located in the Single-family Residential (R1-7.5) zone. The applicant is also requesting approval of a plat alteration to remove the prohibition of direct access to NE 78th Street and approval of a road modification to allow direct access to NE 78th Street.

Applicant: Bessie Knab
1219 NW 79th Circle
Vancouver, WA 98665
(360) 576-0843

Contact Person: Lawson Land Services, Inc.
Attn: John Lawson or Tim Wines
113 S Parkway Avenue
Battle Ground, WA 98604
(360) 687-0500; (360) 687-0522 [Fax]
timw@lawsonls.com

Property Owner: Same as applicant

Staff Contact: Alan Boguslawski ext. 4921

Neighborhood Contact

West Hazel Dell Neighborhood Association
Ila Stanek
500 NW Wildwood
Vancouver, WA 98665
573-7376
E-mail: ilastanek@hotmail.com

Legal Description of Property:

Lot 34 (98283-068) of Lakeview Estates 1 (G-934) located in the Southeast Quarter of Section 4, Township 2 North, Range 1 East of the Willamette Meridian.

Plan/Zone Designation:

Urban Low Density Residential / Single-Family Residential (R1-7.5)

Approval Standards/Applicable Laws:

Clark County Code Sections: 15.12 (Fire Code); 40.220.010 (Single-Family Residential Districts); 40.260.110 (Residential Infill); 40.350 (Transportation & Circulation); 40.370.010 (Sewer); 40.370.020 (Water Supply); 40.380 (Stormwater and Erosion Control); 40.500.010 (Procedures); 40.510.020 (Type II Process); 40.540.030 (Short Plats); 40.540.120 (Alteration of Final Plats); 40.550.110 (Road Modifications); 40.610 & 40.620 (Impact Fees); and RCW 58.17 (State Platting Laws).

Application & Fully Complete Date:

Application Filed: May 24, 2006
Fully Complete: June 9, 2006

Timelines/Process:

Preliminary approval of a plat alteration shall be considered a Type II application pursuant to CCC 40.510.020. Under this provision, a public hearing shall be required for plat alteration proposals if a hearing is requested by any person within twenty-one (21) days from the date the public comment period began or if the department determines that the public hearing is within the public interest.

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting at Rosie Hsiao (360) 397-2375, Ext. 4335 at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/development/proposeddev.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:

(<http://www.clark.wa.gov/commdev/development/meetings.html>)

- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/development/typespermits.html>)

Public Comment:

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Please address your comments to:

Attn: Alan Boguslawski

**Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA. 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>**

Or contact alan.boguslawski@clark.wa.gov

Date of This Notice: June 26, 2006

<p><u>Closing Date for Public Comments:</u> July 10, 2006</p>
